



ALBANY PARKING AUTHORITY
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8/16/2019

**TO: Honorable Kathy Sheehan, Mayor,
Members of the Albany Common Council,
And City of Albany Budget Director, Michael Wheeler**

SUBJECT: 2019 2nd Quarterly Report

In accordance with the terms of the Comprehensive Parking Meter Licensure and Management Agreement and the Parking Enforcement Management Agreement (The Agreement) between the City of Albany and the Albany Parking Authority (APA), and in conjunction with City Treasurer's office, this report provides revenues, expenses and the impact and effect of the parking meter program and the parking enforcement activities upon on-street availability for the second quarter of 2019.

Additional information including audited financial statements, board minutes, debt schedule, and budget reports can be found here <https://www.parkalbany.com/public-documents>

For the second quarter of 2019 the parking meter revenue was \$747,132 with expenses of \$504,806. This compares to first quarter revenues of \$736,700 and expenses of \$541,479 in 2018. Revenue has stayed relatively consistent from 2018 to 2019 and is stable for the start of the second quarter of 2019, although small swings on a month to month basis can happen due to inclement weather. Overall, revenue projections for meters are still expected to hit their budgeted gross amount.

One of the primary goals of the meter program is to encourage long term parkers to park in garages and help create turnover in street parking so that businesses can attract customers. To this extent, short term meter use continues to expand and the occupancy of the three downtown garages continue to increase. We are seeing a 2.85% increase in monthly parkers at the end of the second quarter of 2019 compared to the same period in 2018. We are seeing a 1.75% decrease in daily parkers in the second quarter of 2019 compared to the same period in 2018. Event income was removed from the daily parker calculation due to a significant increase in

major events in the first quarter of 2019 compared to the first quarter of 2018. In 2019 the Albany Parking Authority added a sixth hour rate at the parking garages in the amount of \$2.00, for a maximum rate for daily parking to be \$13.00.

More and more of our customer base uses credit cards for their meter transactions. In 2015 credit card use was 77.01% of all transactions, in 2016 this rose to 78.31%, in 2017 this rose to 79.7% and in 2018 this rose to 82.4%. For the second quarter of 2019 our meter credit card transactions reflect 83.66%.

In June of 2017, the Parking Authority installed 12 new meters on State Street between Eagle and Broadway. These meters are “pay by plate” instead of “pay and display”, allowing for the utilization of the ParkAlbany app to pay from a customer’s cellphone. The test phase was considered a success and the Authority installed new meters and the app City-wide in June and July of 2018. This was an investment of \$890,000 in new meters and technology. Currently the app has been downloaded 5,827 times in the second quarter of 2019 (35,177 downloads since inception) and is used on average 1,051 times per day (Q2, 2019), with the mobile app accounting for 38.06% of all usage (Q2, 2019).

The Authority continues to partner with the Downtown Business Improvement District to offer free parking after 5pm at all garages during the week, and free parking on weekends. This has been a boon to downtown businesses and a way to fight the stigma that there is “no parking” in downtown Albany.

The APA is required to maintain a 1.5 debt coverage ratio and continues to maintain excellent debt coverage ratios for its debt service. In 2016 the APA had a debt coverage ratio of 1.76, in 2017 it was 2.36, and in 2018 it was 2.17. The APA is budgeted in 2019 to have a 2.33 debt coverage ratio. The current outstanding bond principal is \$9,875,000.00 and interest is \$1,951,360.91.

In 2015 the APA took over the management of the Parking Enforcement Operations from the Albany Police Department. Since that time, ticket revenue is up and administrative costs have remained flat. Ticket revenue was \$3,531,046 in 2016, \$3,413,575 in 2017 and \$3,733,220 in 2018. For 2019 ticket revenue is budgeted at \$3,600,000 and collections are on track to meet this budgeted number.

Second Quarter figures were robust, as all of the work to fully implement our new software system, improve the boot and ticket operations and implement regular collections process for all delinquent tickets, is paying dividends. That being said, payments have begun to scale downwards as we move into a more regular cycle of collections and payments. For the second quarter of 2019, enforcement revenues totaled \$1.033M on 16,383 tickets paid. 20,332 tickets were issued, 2264 tickets were voided (\$239K), and APA charged \$356,038 in reimbursable expenses. A number of tickets were adjusted for a value of \$108K. (Accurate information on adjudicated ticket adjustments remains difficult because large numbers of administrative corrections continue to be made to tickets that affect adjustment data since Passport took over. However, we believe that the dollar figures for adjudicated ticket reductions are an accurate reflection.) This compares to 2018 second quarter revenues of \$1.024M on 16,248 tickets paid, with 18,702 tickets issued, 1,849 tickets voided (\$211k), and \$295,175 in APA reimbursable expenses. (The figures for 2018 adjustments reflect significant administrative, rather than adjudicated adjustments.)

We continue to see an increase in enforcement revenues in the 2nd Quarter due to the corrections and adjustments of a series of smaller issues that have allowed a stronger push on booting and collections on outstanding tickets. Under the new provider, the total ticket fine issuance amount has remained relatively consistent with previous years and is now beginning to slightly increase as expected. The APA and the Treasurer's offices are continuing to monitor and evaluate the ticketing vendor's performance. Collection efforts have been at full bore and we are now on a regular schedule, leading us into a hopefully more consistent and predictable collection process year to year.

The partnership between the City and the APA is one that continues to be beneficial for both the City and those who live, work and play within the City's limits.

If you have any questions please don't hesitate to ask.

Sincerely,

Jeffrey Sperry


Chairman, Albany Parking Authority

Darius Shahinfar



Treasurer, City of Albany